

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING**

February 19, 2014

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Wednesday, February 19, 2014 at 7:00 p.m. in the Wethersfield Library Community Room located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut 06109.

1. CALL TO ORDER:

Chairman Roberts called the meeting to order at 7:06 p.m.

1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum):

Commissioner Fazzina called the roll as follows:

Member Name	Present	Absent	Excused
Richard Roberts, Chairman	✓		
Thomas Harley, Vice Chairman	✓		
Antonio Margiotta, Clerk			✓
James Hughes	✓		
George Oickle	✓		
Joseph Hammer			✓
Anthony Homicki			✓
Dave Edwards			✓
Angelo Robert Fazzina	✓		
Thomas Dean (alternate)			✓
Alex Vasel (alternate)			✓
Leigh Standish (alternate)	✓		

Also present was Peter Gillespie, Town Planner/Economic Development Manager.

Chairman Roberts noted at the time of roll call there were five (5) full members and one (1) alternate member in attendance. All members present to participate.

Members of the Public were present.

2. OLD BUSINESS:

2.1 APPLICATION NO. 1814-14-Z: Seeking Site Plan and Design Review in accordance with Section 3.2 of the Wethersfield Zoning Regulations to install a chain link fence enclosure and concrete pad for a new generator at 156 Prospect Street (Eleanor Buck Wolf Nature Center/Animal Shelter).

Sally A. Katz, Director of Physical Services for the Town of Wethersfield, appeared before the Commission regarding this Application. She noted a grant from FEMA was approved for generator systems upgrades at many Town Facilities including the subject site. The purpose in upgrading the generator at this site is responsive to the need for having an emergency facility to accommodate shelter of citizens and their animals in the event of a natural disaster. She indicated the installation of a seven (7') foot high, black-coated, chain-link fence enclosure for a new generator [six (6') feet in height] on a newly-installed concrete pad is planned for the northeast corner of the building (Eleanor Buck Wolf Nature Center/Animal Shelter) which will be visible from Prospect Street.

Commissioner Oickle inquired and Ms. Katz indicated that the proximity to mechanicals of the existing building dictates the designated location of the proposed generator and that placing the generator in an alternative area on the site that is not visible to Prospect Street would create complexity (including but not limited to additional costs) in reaching the mechanicals of the existing building.

Chairman Roberts inquired and Ms. Katz indicated the entire project cost (FEMA grant for upgrading generators in Town) is Five Hundred Thousand (\$500,000) Dollars and the cost of the upgrade in this Application is Sixty Thousand (\$60,000) Dollars.

Commissioner Fazzina inquired and Ms. Katz indicated the proposed generator is diesel powered and when referring to manufacturer specifications of the generator model being considered, said generator model meets the decibel requirements of the Town from a sound attenuation perspective.

Commissioner Hughes inquired and Ms. Katz indicated attenuated weather shield material is part of the generator's design.

Chairman Roberts inquired and Ms. Katz noted that black slatted screening will be utilized in the fence enclosure materials and that the enclosure will be located in close proximity to the parking lot. Chairman Roberts suggested and Commissioner Oickle concurred that a natural screening also be included in front of the enclosure due to its highly visible location on Prospect Street. Commissioners

Commissioner Fazzina inquired and Ms. Katz indicated the cycling recommendation for the generator is during normal working hours (1:00 p.m.-2:00 p.m.) timeframe and that there will be an automatic transfer sensor that will start the generator at a given point when there is a power outage. Mr. Gillespie indicated that decibel information regarding the generator will be provided to the Town.

Public Comments:

There were no comments made by the public regarding this Application.

Motion: Commissioner Fazzina made a motion to approve **APPLICATION NO. 1814-14-Z:** Seeking Site Plan and Design Review in accordance with Section 3.2 of the Wethersfield Zoning Regulations to install a chain link fence enclosure and concrete pad for a new generator at 156 Prospect Street (Eleanor Buck Wolf Nature Center/Animal Shelter) with the following stipulations:

- 1) The Town shall install vegetative screening after decibel testing at the site; and
- 2) Generator Exercising (Cycling) shall occur during normal business hours between 9:00 a.m. to 5:00 p.m.

Second: Chairman Roberts seconded the motion.

Aye: Roberts, Harley, Hughes, Oickle, Fazzina, Standish;

Nay: None;

Vote: 6 – 0;

Application Approved as Stipulated.

2.2 APPLICATION NO. 1815-14-Z: Vincent G. Fabi Seeking Site Plan and Design Review in accordance with Section 5.2 of the Wethersfield Zoning Regulations for retail distribution of firearms 350 Silas Deane Highway, east side.

Applicant, Vincent Fabi, Sr., appeared before the Commission regarding this Application. The Applicant would like to utilize the site (350 Silas Deane Highway, Suite 204) to use as office/retail space to conduct purchase and sale transactions of new and used antique and/or collectible firearms with said transactions being made via postal or other approved carriers (i.e. UPS, Federal-Express, DSL, etc.). There would be very limited client pick up at the subject site. The office space required for this business is an area of ten by ten (10' x 10') feet in the existing office of *Fabi Advisory Insurance Group* as well as a storage area of five by five (5' x 5') feet where a safe will be placed for secure storage. He noted and manufacturing or assembly is not part of this Application.

Chairman Roberts inquired and the Applicant indicated no signage will be placed at the site and on occasion, a client may pick up an item. The Applicant noted there will not be a steady stream of clients visiting the subject site, as it is not a storefront business.

Commissioner Standish inquired and the Applicant indicated the ATF needs local zoning approval before he (the Applicant) can actually receive federal licensing for the proposed activity, and manufacturing or assembly is not part of this Application.

Commissioner Oickle inquired and the Applicant indicated the business is not expanding but it needs space for keeping business documents.

Vice Chairman Harley inquired and the Applicant indicated manufacturing work for this business will be completed at Stag Manufacturing in New Britain, Connecticut, Colt, and in a facility located in Springfield, Massachusetts.

Chairman Roberts inquired and Mr. Gillespie indicated that the number of clients at the site will be very limited due to pre-sold items with transactions occurring by appointment and most other transactions occurring via postal or other approved carriers (as noted by the Applicant).

Mr. Gillespie indicated that this Application was forwarded to the Wethersfield Police Chief, and there were no comments submitted or questions raised by the Wethersfield Police Department.

Commissioner Fazzina inquired and the Applicant indicated the building is under video camera surveillance and has an alarm system. The safe will also be protected by the aforesaid security measures. The Applicant's son, Vincent, described the safe and noted it will be affixed to the concrete floor.

Public Comments:

There were no comments made by the public regarding this Application.

Motion: Commissioner Oickle made a motion to approve **APPLICATION NO. 1815-14-Z: Vincent G. Fabi** Seeking Site Plan and Design Review in accordance with Section 5.2 of the Wethersfield Zoning Regulations for retail distribution of firearms 350 Silas Deane Highway, east side, as detailed in the Application, its attachments, and as represented by the testimony made by the Applicant and his son, Vincent, during this meeting.

Second: Commissioner Hughes seconded the motion.

Aye: Roberts, Harley, Hughes, Oickle, Fazzina, Standish;

Nay: None;

Vote: 6 – 0;

Application Approved.

2.3 APPLICATION NO. 1816-14-Z: Donald DeLeo Seeking Site Plan and Design Review in accordance with Section 5.2 of the Wethersfield Zoning Regulations to construct a 540 s.f. addition and associated site improvements 106 Nott Street (Double A Veterinary Hospital).

Donald DeLeo of 2185 Albany Avenue, West Hartford, CT, the Project Contractor for the property owner, appeared before the Commission (along with Jack Guilmartin of JL Surveying, 212 Old Brickyard Lane, Berlin, CT) regarding this Application. Mr. DeLeo is seeking an approval to construct an addition of five hundred forty (540) square feet on the front of the existing veterinary hospital building, associated site improvements, and a sidewalk.

The addition will be made of wood frame construction similar to what is utilized in residential construction. There will be three (3) new entrances will at the site post construction -- an office entrance, an entrance for cat clients, and an entrance for dog clients.

There will be a temporary walkway installed made of a gravel base and pavers during construction of the addition. The new permanent sidewalk noted in the plans will comply with handicapped parking and access regulations. Revised site plans were provided to the Commission. The concrete apron at the main entrance will be repaired (as requested by Mike Turner, Town Engineer, in Item #11 of his Memo to Peter Gillespie dated February 14, 2014).

Chairman Roberts noted that the only outstanding matters are: 1) Item #22 – Inland/Wetlands approval due to parking lot expansion work in regulated area (flood zone) as noted in the February 14, 2014 Memo from Mike Turner, Town Engineer, to Peter Gillespie, and 2) the landscaping calculations and waiver or modification of landscaping, as noted in Mr. Gillespie's February 14, 2014 Memorandum to the Planning & Zoning Commission.

Mr. DeLeo indicated more time is needed to put the above requested calculations together. He noted that Mr. Guilmartin will put together a landscaping planning schedule.

Commissioner Fazzina inquired and Mr. DeLeo indicated a temporary fence of six (6') feet in height will be installed with signage to keep the public away from the construction area of the site. Mr. DeLeo also noted that a heating/cooling system will be added and the existing electrical service will be tapped into. A frost wall foundation will be installed.

Commissioner Standish inquired and Mr. Guilmartin indicated the existing pavement will not be altered. He noted that the Inland/Wetlands & Watercourses Commission did not weigh in on some previous applications and therefore, this Applicant will have to address inquiries of that Commission in the near future. Mr. Guilmartin noted that discussions with Mr. Turner indicate there will be no additional drainage impact at the site with regard to this Application.

Commissioner Fazzina inquired and Mr. Guilmartin indicated the comments made regarding lighting have been addressed in the revised plan.

Vice Chairman Harley inquired and Mr. Gillespie indicated the Applicant made a commitment to meet with staff to discuss a landscaping plan. Mr. Gillespie noted that in consideration of Town regulations, the proposed plan would need a landscaping waiver.

Commissioner Oickle inquired and the Applicant noted required setbacks have not been increased nor have they been eliminated with the details proposed in this Application. He noted the abundance of green space at the site, and Mr. Gillespie noted that due to that abundance, a landscape plan with input from Town Staff would be an appropriate method of which to handle the landscaping waiver issue.

Mr. Gillespie noted the Design Review Advisory Committee approved the plans without conditions.

Public Comments:

There were no comments made by the public regarding this Application.

Motion: Commissioner Hughes made a motion to approve **APPLICATION NO. 1816-14-Z: Donald DeLeo** Seeking Site Plan and Design Review in accordance with Section 5.2 of the Wethersfield Zoning Regulations to construct a 540 s.f. addition and associated site improvements 106 Nott Street (Double A Veterinary Hospital), with the following stipulations:

- 1) Additional calculations pertaining to landscaping at the site shall be added to the plans;
- 2) Landscaping waiver permitted for the site shall occur to extent and satisfaction of Town Staff;
- 3) Landscaping Plan shall be prepared with consultation from Town Staff; and
- 4) Outdoor/Exterior lighting shall comply with Section 6.7 (Outdoor Lighting) of the Wethersfield Zoning Regulations and shall be full cut off or fully shielded light fixtures. The details of the fixtures and a photometric plan shall be submitted to and approved by Town Staff prior to installation.

Second: Vice Chairman Harley seconded the motion.

Aye: Roberts, Harley, Hughes, Oickle, Fazzina, Standish;

Nay: None;

Vote: 6 – 0;

Application Approved as Stipulated.

3. NEW BUSINESS:

There was no New Business discussed at this meeting.

4. OTHER BUSINESS:

There was no Other Business discussed at this meeting.

5. MINUTES – January 22, 2014 Planning & Zoning Commission Meeting Minutes

Chairman Roberts noted on Page 4, Lines 9 and 10. The language “Abstain: Dean;” is to be deleted (as Commissioner Dean voted on closing the hearing) and “7 – 0 – 1” is to read “8 – 0”.

Page 5, Line 6, delete the words “Public Hearing” and replace them with “Application.”

Page 5, Line 2 from the bottom of the page, “2013” is to read “2014.”

Commissioner Fazzina indicated on Page 5, Line 12, the word “emissions” is to be deleted and changed to “sound levels”.

Motion: Commissioner Fazzina motioned to approve the minutes, as corrected.

Second: Vice Chairman Harley seconded the motion.

Aye: Roberts, Harley, Oickle, Fazzina, Standish;

Nay: None;

Vote: 5 – 0;

Commissioner Hughes did not participate in the vote, as he was not present for the Planning & Zoning Commission Meeting of January 22, 2014.

January 22, 2014 Planning & Zoning Commission Meeting Minutes approved as corrected.

6. STAFF REPORTS:

Mr. Gillespie noted the Property Maintenance/Zoning Enforcement Officer position vacancy has been posted internally and will soon be advertised to the general public.

Mr. Gillespie also noted the Commissioners will be informed of the upcoming Ribbon Cutting Ceremony in celebration of a new restaurant, *Buffalo Wild Wings*, opening in the Goff Brook Shops on the Silas Deane Highway.

Mr. Gillespie mentioned a Regulation Amendment hearing pertaining to the State Law “An Act Concerning the Palliative Use of Marijuana” will be heard at the March 18, 2014, Planning & Zoning Meeting.

Mr. Gillespie reported that weather has caused the delay in construction of the free-standing building for the restaurant approved on the Goff Brook Shops property.

Mr. Gillespie also reported that Jeff Lefkovich, President/CEO, Lifestyles Unlimited, Inc. has begun the process of discussing a memory care facility proposed for the Harris Property (Old Reservoir Road/Back Lane). There was a neighborhood meeting for purposes of discussion and feedback, and the Mayor and Town Manager have also been informed of the proposal.

Mr. Gillespie indicated the Five-Year Capital Improvement Program will be on the Commission’s next meeting Agenda.

Mr. Gillespie and the Commissioners had a brief discussion regarding their utilization of electronic digital packaging for Application support documents versus hard copy reproduction of those documents.

7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING:

There were no public comments made at this meeting regarding general matters of planning and zoning.

8. CORRESPONDENCE:

8.1 A Copy of the Five-Year Capital Improvement Program.

8.2 An invitation to attend the CFPZA Annual Conference on March 13, 2014, at the Aqua Turf, Southington, CT.

8.3 A Letter dated February 18, 2014 from Town of Rocky Hill regarding proposed replacement of existing bridge on Old Main Street over Goff Brook (location is within 500 feet of Wethersfield).

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:

At the time of this meeting, there were no pending Applications to be heard at future meetings.

10. ADJOURNMENT:

Motion: Vice Chairman Harley motioned to adjourn the meeting at 8:12 p.m.

Second: Commissioner Fazzina seconded the motion.

Aye: Roberts, Harley, Hughes, Oickle, Fazzina, Standish;

Nay: None;

Vote: 6 – 0;

Meeting adjourned.

Respectfully submitted,
Ellen Goslicki, Recording Secretary